

CITY COUNCIL
ATLANTA, GEORGIA

02-0-0476

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-12
2-12-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **626 Somerset Terrace, N.E.** be changed from the **R-5 (Two-Family Residential)** District, to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **17** of the **14th** District, **Fulton** County, Georgia., being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 17 of the 14th District, Fulton County, Georgia, and being known as Lot 9, Provisional Subdivision Property of E. E. Ellison and Thomas James, as per plat by L. H. Fitzpatrick, C.E., dated December 1924, revised April 9, 1925, recorded in Plat Book 11, page 78, Fulton County, Georgia records and being more particularly described as follows:

BEGINNING at a point on the west side of Somerset Terrace 100 feet north from the northwest corner of North Avenue and Somerset Terrace; running thence along Somerset Terrace north 01 degrees 08 minutes 19 seconds west 50 feet to a point; running thence north 89 degrees 59 minutes 26 seconds west 185.51 feet to a point; running thence south 06 degrees 52 minutes 22 seconds west 50.33 feet to a point; running thence south 89 degrees 59 minutes 02 seconds east 192.52 feet to the point of beginning. Being more particularly shown on survey prepared by Solar Land Surveying for Norman E. Jones, dated January 19, 2001.

626 Somerset Terrace

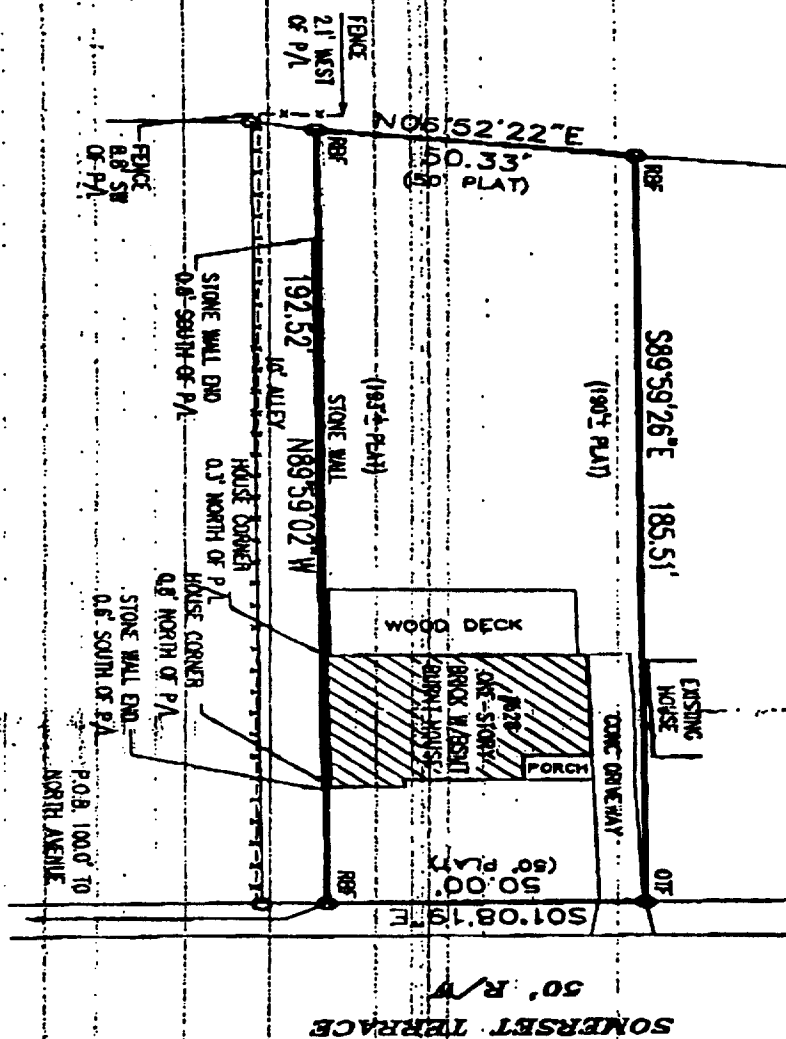


EXHIBIT "A"

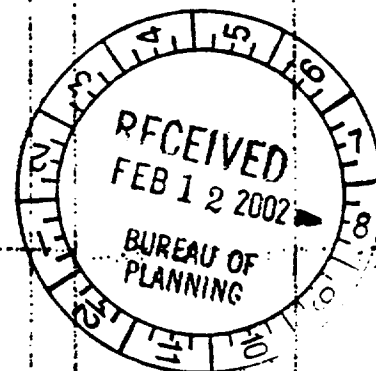
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BSL BUILDING & BLACK LUM.
 REF REBAR FOUND
 LIF ROUN PIN FOUND
 CB CATCH BASIN
 JB JUNCTION BOX
 HW HEAD WALL
 DGS DIRT OR STONE
 MH MAN HOLE
 R/W RIGHT-OF-WAY
 PP POWER POLE
 OT OPEN TOP FOUND
 CT CRAMP TOP FOUND
 RE REBAR
 LL LAND LOT
 PC MON PIN CALCULATED

GRAPHIC SCALE



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ALL ELEMENTS DEPICTED ARE PER PUBLIC RECORDS, UNLESS OTHERWISE NOTED

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:				DATE	01/19
HARRY S. KUNIANSKY, P.C.				SCALE	1" =
OWNER / PURCHASER				NORMAN E. JONES	
LAND LOT 17	14th DISTRICT	SECTION	FULTON COUN		
LOT 9	BLOCK	UNIT	AREA OF LOT: 9.44		
SUBMISSION PROVISIONAL					
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.				SOLAR LAND SURVEYING COM	
				P.O. BOX 723993 ATLANTA, GEORGIA 31139	
				TELEPHONE (770) 794-9035 FAX (770) 794-	